



STATE OF MAINE
DEPARTMENT OF EDUCATION
23 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0023

JOHN ELIAS BALDACCI
GOVERNOR

SUSAN A. GENDRON
COMMISSIONER

Exhibit VI.A.

TO: Members of the State Board of Education

FROM: Susan A. Gendron, Commissioner*

DATE: March 11, 2009

SUBJECT: Major Capital School Construction Program; *Amended Site Approval*;
Jefferson School Department, New PreK-8 Elementary School Construction
Project.

STATEMENT OF FACT

On October 15, 2008, the State Board of Education granted Site Approval to the Jefferson School Department. The concept at that time was to enter the site from Village Street. As the concept was further refined, it became evident that the entrance to the site should be relocated to the Route 126 side of the site. The relocation does the following:

- Improves the ability to expand the building,
- Reduces the vertical elevation difference between the building, parking lot, and athletic fields,
- Locates parking closer to the building and the athletic fields,
- Allows lower finish floor elevation, and
- Maintains the main driveway at its present site which minimizes off-site impact relating to traffic.

The original Site Approval contained 14.3 acres owned by the Town of Jefferson and the purchase of 3 additional acres at a cost of \$31,250.

In order to accommodate the changes proposed, Jefferson needs to add an additional 2.4 acres to the site. The two appraisals have come in at \$25,000 and \$30,000. The Option to Purchase is for \$27,500 which is the average of the two appraisals. The land can be transferred by warranty deed.

A copy of the October 15, 2008, Site Approval is attached to this exhibit.

Amended Project Information:

Project: New PreK-8 Elementary School in Jefferson, Maine
Superintendent: Francis Boynton
Architect: Oak Point Associates
Total number of acres: 19.7 acres
Total number of acres eligible for State support: 5.4
Purchase cost: \$31,250 plus \$27,500 = \$58,750
Appraised value: \$58,750
Amount eligible for State support: \$58,750

CONSTRUCTION COMMITTEE RECOMMENDATION

At its meeting on March 4, 2009, the Construction Committee voted unanimously to recommend that the State Board of Education grant Amended Site Approval to the Jefferson School Department for a new preK-8 school construction project located in Jefferson, Maine.

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COMMISSIONER RECOMMENDATION

The Commissioner recommends that the State Board of Education grant Amended Site Approval to the Jefferson School Department for construction of a new preK-8 elementary school in Jefferson, Maine, under the provisions of Chapter 61, Rules for Major Capital School Construction Projects.

*Prepared by the School Facilities Services Team



Jefferson Village School
Jefferson, Maine

March 4, 2009

PRELIMINARY CONCEPT PLAN FOR 100' MIN. SETBACK

Concept Site Plan



OAK POINT
ARCHITECTS
ARCHITECTURE • LANDSCAPE • PLANNING



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Exhibit #III.D.

TO: Members of the State Board of Education

FROM: Susan A. Gendron, Commissioner*

DATE: October 15, 2008

SUBJECT: Major Capital School Construction Program; *Site Approval Consideration*;
Jefferson School Department – New PreK-8 Elementary School Construction
Project in Jefferson, Maine.

STATEMENT OF FACT

Superintendent Francis Boynton requests that the State Board of Education approve a site in Jefferson, Maine, for a new elementary school. The new PreK-8 elementary school will replace the existing Jefferson Elementary School.

The proposed school site is a combination of the present school site, property owned by the Town of Jefferson, and a small privately owned parcel.

Jefferson attempted to find a new site rather than build on the present school site because of the topographic concerns. The site search that followed was very extensive. Thirty sites were considered and 5 of those were evaluated in depth. To further complicate the site issue, the community is divided by Damariscotta Lake limiting possible sites to the northern section of Jefferson. Every available site in that community had extensive wetlands.

The architect then reevaluated the present site and adjacent parcels. The site can accommodate the school and appropriate athletic, play, and parking areas. The present school site is only 4.7 acres. The new school will be located away from the present building so the present school can house students during construction. The Town of Jefferson will assign 9.6 additional acres to the Jefferson School Department.

The third parcel is 3 acres adjacent to the present school site. The two appraisals were for \$33,500 and \$29,000. The average is \$31,250. The option to purchase is for \$31,250 which falls within the guidelines and will not require a local appropriation. The land will be transferred by warranty deed.

The Department of Transportation has reviewed the site and it has been determined that a traffic study is not needed. The site is served with 3-phase power. Water and sewerage will be on site facilities.

All State and local agencies that have an interest or involvement in the proposed school have been contacted. Their responses are on file in the Department of Education. The architect has completed the Site Application form as well as the New vs. Renovation Study of the affected schools.

Project Information:

Project: New Jefferson PreK-8 Elementary School
Superintendent: Francis Boynton
Architect: Oak Point Associates
Total number of acres: 17.3 acres
Total number of acres eligible for State support: 3
Purchase cost: \$31,250
Appraised value: \$31,250
Amount eligible for State support: \$31,250

CONSTRUCTION COMMITTEE RECOMMENDATION

At its meeting on October 6, 2008, the Construction Committee voted unanimously to recommend that the State Board of Education grant Site Approval to the Jefferson School Department for a new preK-8 elementary school construction project located in Jefferson, Maine.

COMMISSIONER RECOMMENDATION

The Commissioner recommends that the State Board of Education grant Site Approval to the Jefferson School Department for construction of a new preK-8 elementary school in Jefferson, Maine, under the provisions of Chapter 61, Rules for Major Capital School Construction Projects.

*Prepared by the School Facilities Services Team